

New Albany Architectural Review Board Meeting Agenda

Monday, November 13, 2023 7:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comment. The inperson meeting is held at New Albany Village Hall, 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at https://newalbanyohio.org/answers/streaming-meetings/

- I. Call to order
- II. Roll call
- **III.** Action on minutes: August 14, 2023
- IV. Additions or corrections to agenda
 - Administer the oath to all witnesses/applicants/staff who plan to address the board, "Do you swear to tell the truth and nothing but the truth."
- V. Hearing of visitors for items not on tonight's agenda
- VI. Cases:

ARB-98-2023 Certificate of Appropriateness

Certificate of Appropriateness to install two dual post signs and one address sign for New Albany Presbyterian Church at 5885 E. Dublin Granville Road (PID: 222-002058).

Applicant: New Albany Presbyterian Church

ARB-100-2023 Certificate of Appropriateness

Certificate of Appropriateness to install one projecting sign on the building of a restaurant located at 24 E. Main Street (PID: 222-000043).

Applicant: Maletz Architects

ARB-103-2023 Certificate of Appropriateness

Certificate of Appropriateness to install a projecting sign, wall sign and window sign for Le Reve Chateau at 31 North High Street (PID: 222-000101).

Applicant: American Sign Studio c/o Margie Hegg

- VII. Other business
- VIII. Poll members for comment
- IX. Adjourn



New Albany Architectural Review Board

Monday, August 14, 2023 DRAFT Meeting Minutes

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, August 14, 2023 in the New Albany Village Hall. Chair Hinson called the meeting to order at 7:00 p.m.

II. Roll call

Those answering roll call:

Mr. Hinson present Mr. Iten present Mr. Brown present Mr. Davie absent Mr. Maletz present Ms. Moore present Mr. Strahler absent Council Member Wiltrout present

Having five voting members present, the board had a quorum to transact business.

Staff members present: Planner Cratic-Smith; Planning Manager Mayer; Deputy Clerk Madriguera.

III. Action on minutes:

Chair Hinson asked whether there was any action on the minutes from the July 10, 2023 meeting.

Deputy Clerk Madriguera remarked that in the version of the draft minutes that was circulated with the August meeting agenda and quorum call, Mr. Strahler's name was missing from the Roll call section. Mr. Strahler and Mr. Iten had both noticed this and brought it to the clerk's attention. Following that the draft was updated and the version in the meeting packet reflected Mr. Strahler's absence.

Chair Hinson asked if there were any other changes to the minutes. Hearing none, he asked for a motion on the minutes.

Board Member Brown moved for approval of the minutes from the July 10, 2023 meeting. Board Member Moore seconded the motion.

Upon roll call: Mr. Brown yes; Ms. Moore yes; Mr. Iten yes; Mr. Maletz abstain; Mr. Hinson yes. Having four votes in favor and one abstention, the July 10, 2023 meeting minutes were approved.

IV. Additions or corrections to agenda

Chair Hinson asked whether there were any additions or corrections to the agenda.

Planning Manager Mayer answered there were none from staff.

Chair Hinson administered the oath to all present who would be addressing the board.

V. Hearing of visitors for items not on tonight's agenda

Chair Hinson asked whether there were any visitors present who wished to address the board for an item not on tonight's agenda. Hearing none, Chair Hinson called the first and only case on the agenda.

VI. Case:

ARB-75-2023 Certificate of Appropriateness

Certificate of Appropriateness to allow a building addition and exterior building changes at 153 Granville Street (PID: 222-000121-00).

Applicant: f5 Design c/o Todd Parker

Planner Cratic-Smith delivered the staff report.

Board Member Iten asked whether the proposal sought to change the orientation of the entrance to west-facing or whether the proposal sought to change the orientation of the building to west-facing.

Planning Manager Mayer responded that the proposal sought to change the main entrance to the west side elevation but the building orientation would still face the road.

Board Member Iten thanked staff and confirmed that DGR section 3(II.B.2) states that the orientation of main building facades, those with primary entrances, shall be toward the primary street on which the building is located.

Board Member Moore stated that her concern with relocating the door was that it would be difficult to find and match the stone that would be needed to fill in the gap on the front of the building where the existing door was located.

Todd Parker, applicant and architect, responded that he planned to install additional windows, and the additional windows would require removal of existing stone from the façade. He explained that he would be able to re-use that stone and further that he did not anticipate having difficulty finding additional matching stone, but matching the mortar would be the trick. Mr. Parker further remarked that relocation of the door was an attempt to increase security. As currently designed, the door opened directly to the staircase. Moving the door would remove direct access to the staircase and would help to provide a secure lobby and waiting room. He added that the other idea they had, as an alternative, was to have a fake front door.

Board Member Iten noted the design guideline criteria, and asked whether staff had a view about having a fake front door.

Chair Hinson noted that there were other fake doors in the Village Center, for instance the post office.

Planning Manager Mayer responded that the design guidelines require the front door to face the street, and further noted an additional requirement for that commercial structures have an operable and active front door.

Mr. Parker added that the New Albany Country Club was approved for main entrance that does not face the main street.

Chair Hinson remarked that the door could be placed where the windows were located in order to create an asymmetrical, but front-facing, entrance.

Board Member Maletz stated that the front porch would resolve any confusion about the entrance and as a result he did not find the fact that the door did not face Dublin-

Granville Road objectionable. He asked the applicant about lighting, was it included or omitted because that could assist with the location of the door.

Mr. Parker responded that there would be lighting and that it would be recessed can.

Jason Sakasci, applicant, remarked that relocation of the door was an attempt to increase functionality and security. He stated that he wanted to preserve as much of the existing character of the cottage as possible, that he was willing to install any recommended lighting, and also that he was anticipating risk mitigation issues that his insurer would raise.

Board Member Iten asked staff to display the waiver standards and pointed out that he struggled with finding that (b) was being met in this application ((b) Substantially meet the intent of the standard that the application is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements). He would be happier with saying (b) was met if there was a fake door because that could be approved as part of the waiver. He pointed out that the board had approved two residences that faced each other instead of the road on SR605 but he was reluctant to do it here. He continued that it was not so much this application but the precedential value of this approval that bothered him.

Board Member Maletz distinguished the residences on SR605 from this case chiefly due to the size of the those structures. He further remarked in this case the door was still on the façade that addressed the street.

Board Member Iten responded that if that was the case, then the board has not yet confronted this issue and asked staff if they were aware of any other cases.

Planning Manager Mayer stated he was not aware of any other structures that did not have a front door that addressed the street, particularly in the Village Center due to the pedestrian orientation of the built environment.

Board Member Iten agreed and continued that he did not know that he could find (b) had been met in this application without a faux door. He further remarked that there were no windows on the east elevation that faced BrewDog.

Board Member Brown added that he was going to comment on the same issue. He remarked that the applicant may have landscaping planned for that area, but the façade facing Dublin-Granville Road was very prominent and he wondered whether there was anything planned for that area.

Mr. Parker responded that the restroom is located on that side of the building. He also remarked that there were water issues from BrewDog on that side so there would need to be something. He added that a window could be added into the sales package, although it would not be placed in the restroom.

Board Member Maletz stated that the board had to follow the code and was likewise charged with preserving architectural appropriateness and this building was a good example of that. He noted that, without disparaging the building, that it was not an architecturally significant building. It has outlived its original use as a home and has been preserved as a commercial structure. He continued that it, like many other buildings constructed at the time, was constructed in the vernacular style which included messiness. He cautioned against creating too many false windows or doors in order to satisfy design standards because they can create operational confusion. Nonetheless, he stated that the

board was bound to apply the code and he remarked that a false window with closed shutters was preferable to a fake door.

Mr. Sackasci responded that he is a very analytical and order-based person and that he wanted to comply with the city's rules. He asserted that moving the door was an attempt to increase security and explained that although insurance could provide funds in cases of theft, family heirlooms were irreplaceable. He remarked that the proposed design was aimed at maximizing security.

Chair Hinson stated that he was torn about the long uninterrupted side, and the lack of front door. The signage on the side of the building emphasized the long wall and he would like to see a shuttered window on the side. He further remarked, regarding security that there was a wall of glass all across the back of the building facing the creek. If someone wanted to get into the building, they would be able to do so.

Board Member Brown agreed and added that the Dublin-Granville Road side of the building would be the most difficult side to break into.

Board Member Moore agreed.

Council Member Wiltrout agreed and added that the Dublin Granville Road side was the most public side.

Board Member Iten reiterated that he was concerned about the precedential value of granting this waiver and asked whether the applicant had a solution.

Mr. Parker responded that had discussed this issue with Mr. Sakasci and they discussed converting the current door to an inoperable door and the proposed door as the working door.

Board Member Iten stated that it was a fudge but it was better than setting a precedent and he further mentioned that Hudson 29 and Haley Gallery had similar architectural features. The board was charged with being true to the code.

Board Member Moore commented that perhaps the new door could be angled.

Planning Manager Mayer remarked that fake doors had been approved as was the case with Hudson 29 and Haley Gallery.

Board Member Maletz commented that that was probable the cleanest way.

Chair Hinson agreed and stated that he was in favor of the non-operable front door and some sort of window on the east side.

The applicants agreed to an inoperable front door and window on the east side.

Board Member Item moved for approval of ARB-75-2023 subject to the following conditions:

- 1. An inoperable front door be added in the location of the current operable front door;
- 2. A window or non-operable window with shutters be added on the east façade.

Board Member Maletz seconded the motion.

Upon roll call: Mr. Iten yes; Mr. Maletz yes; Mr. Brown yes; Ms. Moore yes; Mr. Hinson yes. Having five votes in favor the certificate of appropriateness was granted subject to the conditions stated above.

The board thanked the applicants, wished them good luck.

VII. Other business

Chair Hinson asked whether there was any further business before the board.

Planning Manager Mayer answered that there were none from staff.

VIII. Poll members for comment

Chair Hinson polled the members for comment.

The board thanked each other and staff and wished each other a good evening.

IX. Adjourn

Chair Hinson moved to adjourn the meeting. Board Member Iten seconded the motion.

Upon roll call: Mr. Hinson yes; Mr. Iten yes; Mr. Maletz yes; Ms. Moore yes; Mr. Brown yes. Having five votes in favor, the meeting was adjourned at 7:35 p.m.

Submitted by Deputy Clerk Christina Madriguera, Esq.

Appendix:

ARB-75-2023

Staff Report Record of Action



Architectural Review Board Staff Report August 14, 2023

153 EAST GRANVILLE STREET EXTERIOR MODIFICATIONS CERTIFICATE OF APPROPRIATENESS

LOCATION: 153 East Granville Street
APPLICANT: F5 Design c/o Todd Parker
REQUEST: Certificate of Appropriateness

ZONING: Urban Center, Historic Center Sub-District

STRATEGIC PLAN: Village Center APPLICATION: ARB-75-2023

Review based on: Application materials received on July 28, 2023.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness to permit the following exterior modifications at 153 East Granville Street for Sakasci Diamonds.

- A 370 sq. ft. building addition on top of an existing, elevated porch at the rear of the building;
- Relocation of the front door on the front elevation of the building;
- New white hardie plank siding on all building elevations, replacing existing vinyl siding;
- New windows on the existing structure and building addition

On June 12, 2023, the ARB approved a certificate of appropriateness permitting two new wall signs to be installed on the building (ARB-57-2023).

II. SITE DESCRIPTION & USE

The property is zoned Urban Center located within the Historic Center sub-district. Therefore, the city's sign code regulations apply to the site. The existing structure was built in 1940. The Cottage Salon and Day Spa previously occupied the building.

III. EVALUATION

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section 1157.07 **Design Appropriateness**, the modifications to the building should be evaluated on these criteria:

- 1. The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.
 - The applicant proposes the following exterior modifications to the existing structure located at 153 East Granville Street:
 - A 370 sq. ft. building addition on top of an existing elevated porch at the rear of the building;
 - o Relocation of the front door on the front elevation of the building;

- New white hardie plank siding on all building elevations, replacing existing vinyl siding;
- o New windows on the existing structure and building addition.
- The new single-story addition will be constructed on top of an existing, elevated porch at the rear of the building. The existing building materials include horizontal vinyl lap siding and stone veneer on a portion of the front elevation. The applicant proposes to remove the vinyl siding and replace it with new 6" white hardie plank lap siding.
- Section 3 (II.E.1) of the Design Guidelines & Requirements states that wood siding and brick are the most appropriate exterior materials. Use of other façade materials requires approval of the Architectural Review Board. Section 3 (II.E.2) states that the use of alternate materials such as vinyl, aluminum, and other modern materials may be appropriate when they are used in the same way as traditional materials would have been used. This means that the shape, size, profile, and surface texture of alternate materials must exactly match historical practice when these elements were made of wood.
 - The applicant proposes to use 6" hardie panel board (fiber cement) panels to replace the vinyl lap siding. Hardie panel board material has a similar surface texture as wood and has been used successfully in other places in the Village Center.
 - O Stone veneer is currently used on a portion of the front building façade and around the front door. The applicant proposes to relocate the front door to a different portion of the front building façade. The applicant proposes to use stone veneer in place of the existing door location so that the building material is consistent on that portion of the elevation.
- DGR section 3(II.B.2) states that the orientation of main building facades, those with primary entrances, shall be toward the primary street on which the building is located. The applicant proposes to relocate the front door or the building to face the western side yard therefore this requirement will not be met. The board should evaluate the appropriateness of relocating the front door. If the board determines that is appropriate, a waiver is necessary.
- Section 3(II.E.7) states that when a window design has been selected for a building, the same design must be used on all elevations. Use of other window designs as "accent" windows must be appropriate for the architectural style of the building.
 - Currently, there is a mixture of double hung and casement/picture style windows on the building. All of the existing windows are simulated divided light. The simulated divided light grid pattern differs between each style of the existing windows on the building.
 - All existing double hung windows will remain on the building with the exception of one on the front building elevation which is to be replaced with two larger casement/picture windows with a simulated divided light feature, matching the existing window on the western building elevation.
 - The applicant proposes to add three new casement/picture style windows with a simulated divided light feature on the western elevation of the building, matching the existing.
 - The applicant proposes to install seven new casement/picture style windows with a simulated divided light feature on the building addition. The simulated divided light grid pattern used for these windows differs than those on the primary building. The city architect states that the differentiation in the grid pattern is acceptable in this case as it provides an appropriate delineation between the addition and the existing structure.
- Design Guidelines and Requirements (DGR) section 3(II.A.2) states "building designs shall not mix elements from different styles." The city architect reviewed the proposal and states that this requirement is met as the massing of the new addition is scaled and designed appropriately to be sensitive to the form of the existing building. In addition, the city architect states that the other exterior building modifications are appropriate.

- 2. The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.
 - There are no changes to these components of the site.
- 2. The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.
 - It does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the construction of the proposed exterior modifications.
 - Based on information submitted for the adjacent BrewDog development, the building is located outside of the Rose Run 100-year floodplain.
- 3. All buildings, structures and sites shall be recognized as products of their own time.
 - The applicant has designed the addition in a way that is appropriate to the architectural character and design of the building.
- 4. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.
 - Based on the comments of the city architect, this requirement is met.
- 5. The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.
 - Not Applicable.
- 2. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.
 - It does not appear that removal of the proposed addition or other modifications would harm the form and integrity of the original structure.

Urban Center Code Compliance

The site in question is located in the Historic Center area within the Urban Center District. The existing building typology is Classic Commercial. The proposal complies with some of the typology standards listed in this section of the Urban Center Code as noted in the table below. There are some existing, nonconforming conditions which are permitted to remain in accordance with Chapter 1117 (Nonconforming Uses) of the city's codified ordinances.

1. Lot and Building Standards Classic Commercial (UCC Section 2.78)

Rear Yard

Bldg. Width

Standard	Minimum	Maximum	Proposed/Existing
Lot Area	4,000 sq. ft	No max	14,374.8 sq. ft
Lot Width	50'	100'	60 feet
Lot Coverage	No min	95%	unknown but appears to be less
			than 95%
Street Yard	0'	15'	57'(existing, nonconforming)
Side Yard	3'	16'	East Side Yard: 10 feet
			West Side Yard: 20+/- feet
			(existing, nonconforming)

no max

95%

21' 6"

60% (existing, nonconforming)

10'

70%

Stories	1.5	2	2	
Height	No min	45'	22 +/- feet	

2. Urban Center Code Section 2.80.3 requires at least two off street parking spaces on this site and a maximum of one space per 500 sq. ft. With the addition, the building is approximately 950 sq. ft. in size, therefore a maximum of 2 parking spaces are permitted. It appears that there are 9 striped parking spaces existing on the site, exceeding the maximum permitted by code. However, this is a nonconforming condition which is permitted to remain in accordance with Chapter 1117 (Nonconforming Uses) of the city's codified ordinances.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code, and Design Guidelines and Requirements. The New Albany Design Guidelines and Requirements state that the key to sensitive renovation of existing buildings, including addition and construction on existing developed sites, is to observe and respect the physical context of the property and design new elements in a sensitive way that fits in with existing structures. The proposed addition and other exterior modifications appear to meet these requirements.

Suggested Motion for ARB-75-2023:

Move to approve Certificate of Appropriateness for application ARB-75-2023 (conditions of approval may be added).



Source: ArcGIS Online



Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear F5 Design/Architecture Inc.,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Wednesday, August 16, 2023

The New Albany Architectural Review Board took the following action on 08/14/2023.

Certificate of Appropriateness

Location: 153 W GRANVILLE RD **Applicant:** F5 Design/Architecture Inc.,

Application: PLARB20230075

Request: Certificate of Appropriateness to permit the following exterior modifications at

153 East Granville Street for Sakasci Diamonds.

- A 370 sq. ft. building addition on top of an existing, elevated porch at the rear of the building.
- Relocation of the front door on the front elevation of the building;
- New white hardie plank siding on all building elevations, replacing existing vinyl siding.
- New windows on the existing structure and building addition.

Motion: To approve

Commission Vote: Motion Approval with Conditions, 5, 0

Result: Certificate of Appropriateness, PLARB20230075 was Approval with Conditions, by a vote

of 5, 0.

Recorded in the Official Journal this August 16, 2023

Condition(s) of Approval:

- 1. A shuttered window shall be added to the East façade.
- 2. An inoperable door shall be installed on the front facade.

Staff Certification:

Sierra Cratic-Smith

Sierra Cratic-Smith



Architectural Review Board Staff Report November 13, 2023 Meeting

CERTIFICATE OF APPROPRIATENESS NEW ALBANY PRESBYTERIAN CHURCH SIGNAGE

LOCATION: 5885 Dublin Granville Road (PID: 222-002058)

APPLICANT: New Albany Presbyterian Church REQUEST: Certificate of Appropriateness

ZONING: Agricultural (AG)

STRATEGIC PLAN: Residential APPLICATION: ARB-98-2023

Review based on: Application materials received on October 12, 2023.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness for two dual post signs and an address sign for New Albany Presbyterian Church.

The ARB reviewed and approved a certificate of appropriateness application, with waivers, for the construction of the church on November 8, 2021 (ARB-99-2021). In their motion, the ARB included a condition of approval requiring new signs to be reviewed and approved by the board prior to their installation. Earlier this year, the city staff approved a sign permit for the dual post signs to be installed as they were shown on the site plan approved by the ARB and met all code requirements. After further review of the November 8th meeting minutes, staff determined that the signs should have been reviewed by the board. The dual post signs have been installed on the property.

II. SITE DESCRIPTION & USE

The 12.3 +/- acre site is located in Franklin County at the southwest corner of the Dublin Granville Road and Harlem Road intersection. The New Albany Presbyterian Church is located on the site and temporary occupancy of the building was issued in October.

III. EVALUATION

Certificate of Appropriateness:

The ARB's review is pursuant to C.O. 1157.06 (Architectural Review Overlay District). This code section states that no environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied and issued by staff or the board. Per Section 1157.07 Design Appropriateness and 1169 City Sign Regulations, the proposed signs should be evaluated on the following criteria:

1. The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.

Per the city sign code section 1169.15(a) each institutional building or structure in the city shall be allowed three (3) permanent sign types including, but not limited to dual post, awning and wall signs. Per C.O. 1169.18, address signs are classified as by-right signs and o not count towards the maximum number of permitted sign types. The applicant seeks approval for two identical dual post signs and an address sign with the following dimensions.

Dual Post Signs

- City sign code chapter 1169.17(b) allows one dual post sign per street entrance. The applicant installed two identical dual post signs with the following dimensions.
 - a. Area: 25.45 sq. ft. [meets code].
 - b. Location: Both signs are located near the private driveways along each road, situated perpendicular to them and in between the leisure trail and horse fence
 - c. Lighting: External [meets code]
 - d. Relief: 5.5 inches [meets code]
 - e. Colors: gray and white (total of 2) [meets code].
 - f. Maximum height: 7 feet [meets code]
 - g. Maximum sign board width: 4+/- feet [meets code]
 - The signs feature a cross and reads "New Albany Presbyterian Church | Sunday 9:00 & 11:00 am | newalbanypresbyterianchurch.org"
 - The sign panels are made out of ACM (aluminum composite material) which is a permitted sign material. The sign panels are built within a 2x4 dual post wood frame.

Address Sign

- City sign code chapter 1169.18(c) allows one address sign per building. The applicant proposes to install one address sign with the following dimensions:
 - a. Measurements: 27" x 4.5" [meets code].
 - b. Area: .84 sq. ft. [meets code].
 - c. Location: The sign is located an end post of the 4 rail horse fence near the site entrance along Dublin-Granville Road [meets code].
 - d. Lighting: None [meets code].
 - e. Projection: less than six inches [meets code]
- 2. The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.
 - The proposed signs are appropriate for the site on which they are located.
- 3. The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.
 - All three signs are placed appropriately and do not detract from the existing character of the site.
- 4. All buildings, structures and sites shall be recognized as products of their own time.
 - The site has frontage on both Harlem Road and Dublin Granville Road, each with their own unique roadway character. The signs are appropriate in scale, meet all code requirements and do not compromise the character of either roadway.
- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.
 - Not Applicable.

- 6. The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.
 - Not Applicable.
- 7. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.
 - Not applicable.

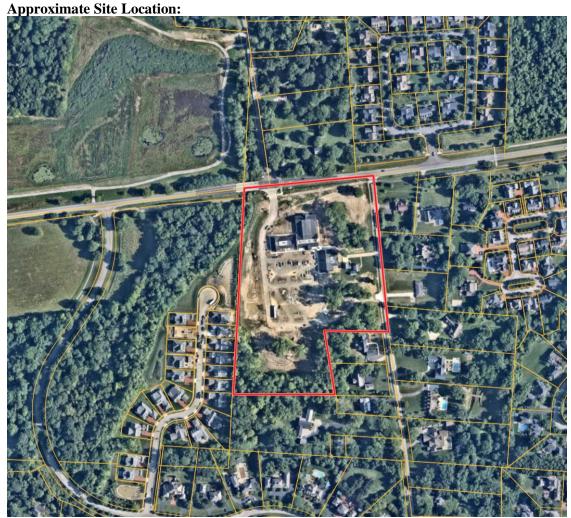
IV. SUMMARY

The proposed signs meet all code requirements, are generally consistent with other institutional signs in the city and are appropriate for the site on which they are located.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Move to approve Certificate of Appropriateness for application ARB-98-2023 (conditions of approval may be added).



Source: NearMap



Community Development Planning Application

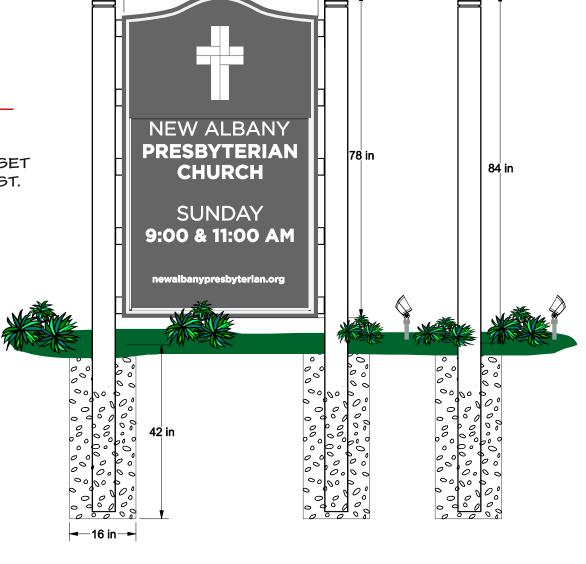
	Site Address 588	5 Dublin Granville Ro	ad						
	Parcel Numbers 2								
	Acres 12.06	22 00203 0	# of lots cr	eated N/A					
	Choose Applicat	ion Type		Circle all Details that Apply					
	Anneal Certificate of A					PFS			
Project Information	Development I		Preliminary Preliminary Combination	Final Final Split	Comprehensive Adjustment	e Amendment			
oject I	□□Vacation □□Variance □□Extension Req	uest	Easement		Street				
Pr	□□Zoning		Amendment (ro	zoning)	Text Modificat	tion			
	Description of Request: Certificate of Appropriateness for new signage.								
	Property Owner's	Name: New Albar	ny Presbyterian Church	1					
		Harlem Road							
	City, State, Zip:	New Albany, OH 43054							
	Phone number: Email: rmillig	614-332-4901	Fax:						
Contacts	Email: milling	an@newalbanypresbyterian.o	rg						
C 01	Applicant's Name		ny Presbyterian Church						
	Address: City, State, Zip:	5321 Harlem Road New Albany, OH 43054							
	Phone number:	614-332-4901			Fax:				
	Email: rmilliga	an@newalbanypresbyterian.or	rg						
						-			
Site visits to the property by City of New Albany representatives are essential to process this app. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives employees and appointed and elected officials to visit, photograph and post a notice on the proper described in this application. I certify that the information here within and attached to this application, correct and complete.									
Si	Signature of Owner Signature of Appli	er Novicant Novicant	ents. Mult	Physical		Date: 10/12/2023 Date: 10/12/2023			

ENTRANCE ID SIGNAGE

13MM ACM SIGN FACES.
PAINTED FINISH WITH HPV GRAPHICS.
MOUNT TO 2X4 CCA TREATED STRINGERS SET
BETWEEN 6X6 CCA TREATED SUPPORT POST.
STRUCTURE STAINED WHITE FINISH.
CONCRETE FOUNDATIONS.
LED GROUND ILLUMINATION.

PMS COOL GRAY 11C

WHITE



50 in-

47 in-

5.5 in-



NAPC ARB ELVN 10.19.23

+ 5.5 in

FSL LED
DECORATIVE FLOOD

Cat.#

Job



HUBBELL Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:

Ultra compact LED flood with a variety of NEMA distributions for lighting applications such as safety/security, accent, flag pole, columns, or signs

Construction:

- Corrosion resistant, rugged die-cast aluminum housing with powder coat paint finish
- High impact UV stabilized acrylic outer lens protects LEDs and allows for cleaning and debris removal
- Vented housing isolates LED module from driver, maximizing product life and performance
- · Visor and vandal lens available

LED:

- 7 high powered LED's (Stock)
- 10 high powered LED's (MTO)
- Ambient operating temperature -35°C to 40°C
- Stock Versions: 4000K and 5000K CCT
- MTO Versions: 3000K CCT nominal with 80 CRI, 4000K and 5000K CCT nominal with 70 CRI

Optical/Electrical

- Variety of NEMA distributions: N (3x3), M (4x4), RM (5x4) and W (6x6) - for wide range of lighting applications; Stock version Wide (6x6) only
- 120-277V operation, 50/60Hz
- · Driver IP66 and RoHS compliant

Optical/Electrical (Cont.)

Comes standard with 10KV surge protection device

Type

 0-10V dimming driver standard, continuous dimming option to have leads pulled out for easy connection

Installation:

- Traditional ½" x 14 NPS threaded adjustable knuckle mounting
- Easy maintenance access to electrical components with removal of 4 screws from back of fixture housing.

Listings:

- IP66
- Listed to UL1598 for use in wet locations
- DLC Qualified (4000K and 5000K models only);
 Consult DLC website for more details:
 http://www.designlights.org/QPL

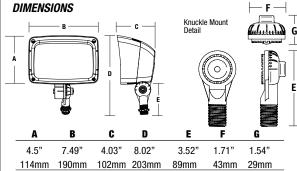
Warranty:

5 year limited warranty, for more information visit:

http://www.hubbelllighting.com/resources/warranty/

PRODUCT IMAGE(S)





SHIPPING INFORMATION

Catalan		Carton Dimensions					
Catalog Number	G.W(kg)/CTN	Length Inch (cm)	Width Inch (cm)	Height Inch (cm)			
FSL-7 (Single carton 1pc.)	2.66 lbs (1.2)	9.45" (24)	7.87" (20)	6.69" (17)			
FSL-7 (Master carton 2 pcs.)	5.31 lbs (2.4)	16.54" (42)	10.04" (25.5)	7.68" (19.5)			
FSL-10 (Single carton 1 pc.)	3.18 lbs (1.4)	11.81" (30)	9.45" (24)	7.48" (19)			
Carton dimensions for shipping p	urposes only						

CERTIFICATIONS/LISTINGS



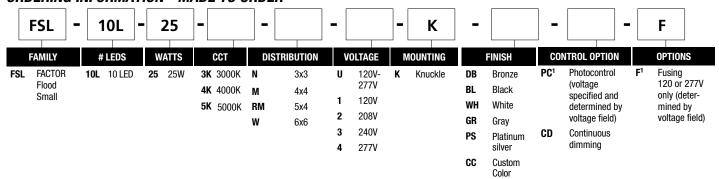


IP66

ORDERING INFORMATION - STOCK VERSION

Catalog Number	Mount	Max Candle Power	Beam Pattern	Wattage	Drive Current	Voltage	Color Temperature	Lumens	LPW	Weight lbs. (kg)	Finish
FSL-25	1/2" thread	1760	Wide	26	1050mA	120-277V	5000K	2448	94	6 (2.7)	
FSL-25-PCU	1/2" thread	1760	Wide	26	1050mA	120-277V	5000K	2448	94	6 (2.7)	Drongo
FSL-7L4K	1/2" thread	1794	Wide	26	1050mA	120-277V	4000K	2406	92.5	6 (2.7)	Bronze
FSL-7L4K-PCU	1/2" thread	1794	Wide	26	1050mA	120-277V	4000K	2406	92.5	6 (2.7)	

ORDERING INFORMATION - MADE TO ORDER



1 - PC - photocell and F - Fusing options cannot be combined, only available as separate options



ACCESSORIES/REPLACEMENT PARTS - Order Separately

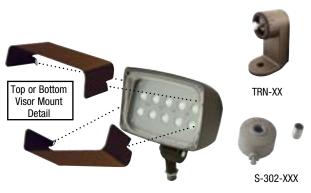
Catalog Number	Description					
FSL-SPC	Vandal resistant polycarbonate lens (Replaces existing acrylic fixture lens)					
FSL-VISOR-XX1	Top/Bottom visor (Tap holes in lens frame for field installation)					
93047942AC	Acrylic lens w/ gasket					
93047957	FSL7, 25w, 120-277V Dimming driver, 1050mA					
93043808	FSL10, 25w, 120-277V Dimming driver, 700mA					
20750110264	Knuckle mount Dark Bronze finish. Contact factory for additional finishes					
S-302	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub; Gray					
S-302-M51	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub; Bronze					
S-302-M52	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub; White					
TRN-XX ¹	Trunnion adaptor for 1/2" threaded knuckle mount					

¹ Specify finish color to match fixture, e.g. DB - Bronze.









VI .	

PERFORMANCE DATA - STOCK						5K (5100K nominal, 70 CRI)			4K (4200K nominal, 70 CRI)		
# OF	DRIVE	SYSTEM	DIST.		FIELD ANGLE			MAX BEAM			MAX BEAM
LEDS	CURRENT	WATTS	TYPE	NEMA	H° X V°	LUMENS	LPW ¹	CANDLEPOWER	LUMENS	LPW ¹	CANDLEPOWER
7	1050mA	26W	W	6 X 6	W	2448	94	1760	2406	92.5	1794

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

PERFORMANCE DATA - MTO					(510	5k OK nomi	(nal, 70 CRI)	(420	4 OK nom	K inal, 70 CRI)	(3000	3 K nom	K inal, 80 CRI)		
# OF	DRIVE	SYSTEM	DIST.		FIELD ANGLE			MAX BEAM			MAX BEAM			MAX BEAM	
LEDS	CURRENT	WATTS	TYPE	NEMA	H° X V°	LUMENS	LPW ¹	CANDLEPOWER	LUMENS	LPW ¹	CANDLEPOWER	LUMENS	LPW ¹	CANDLEPOWER	
				N	3 x 3	32 x 32	2735	110	22259	2583	108	20172	2007	84	17546
10	700mA	05	М	4 x 4	54 x 54	2742	109	8210	2511	105	7162	2008	84	5761	
10	/ OUIIIA	25w	RM	5 x 4	85 x 68	2250	88	3822	2124	89	3468	1714	71	2977	
			W	6 x 6	107 x 107	2664	100	1814	2463	103	1668	1984	83	1494	

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

PROJECTED LUMEN MAINTENANCE - Stock

		OPE				
AMBIENT				¹ TM-21-11		Calculated L70
TEMP.	0	25,000	50,000	60,000	100,000	(HOURS)

PROJECTED LUMEN MAINTENANCE - MTO

		OPER				
AMBIENT				¹ TM-21-11		Calculated L70
TEMP.	0	25,000	50,000	60,000	100,000	(HOURS)
25°C / 77°F	1.00	0.98	0.96	0.96	0.94	>696,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.92	>565,000

ELECTRICAL DATA

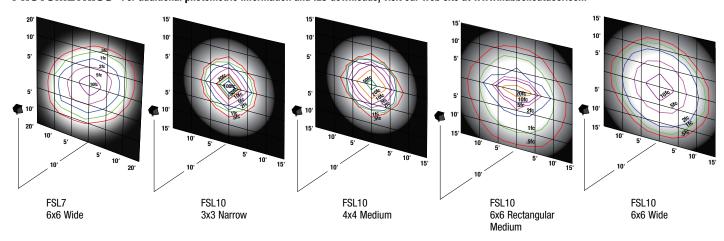
# OF LEDS		DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (W)
# OI LLDS	DINATIO	(IIIA)	(-/		` '
7	4	1050mA	120	0.23	26
/	ı	HUGUIIA	277	0.11	26
10	4	700mA	120	0.204	25
10	ı	700IIIA	277	0.09	25

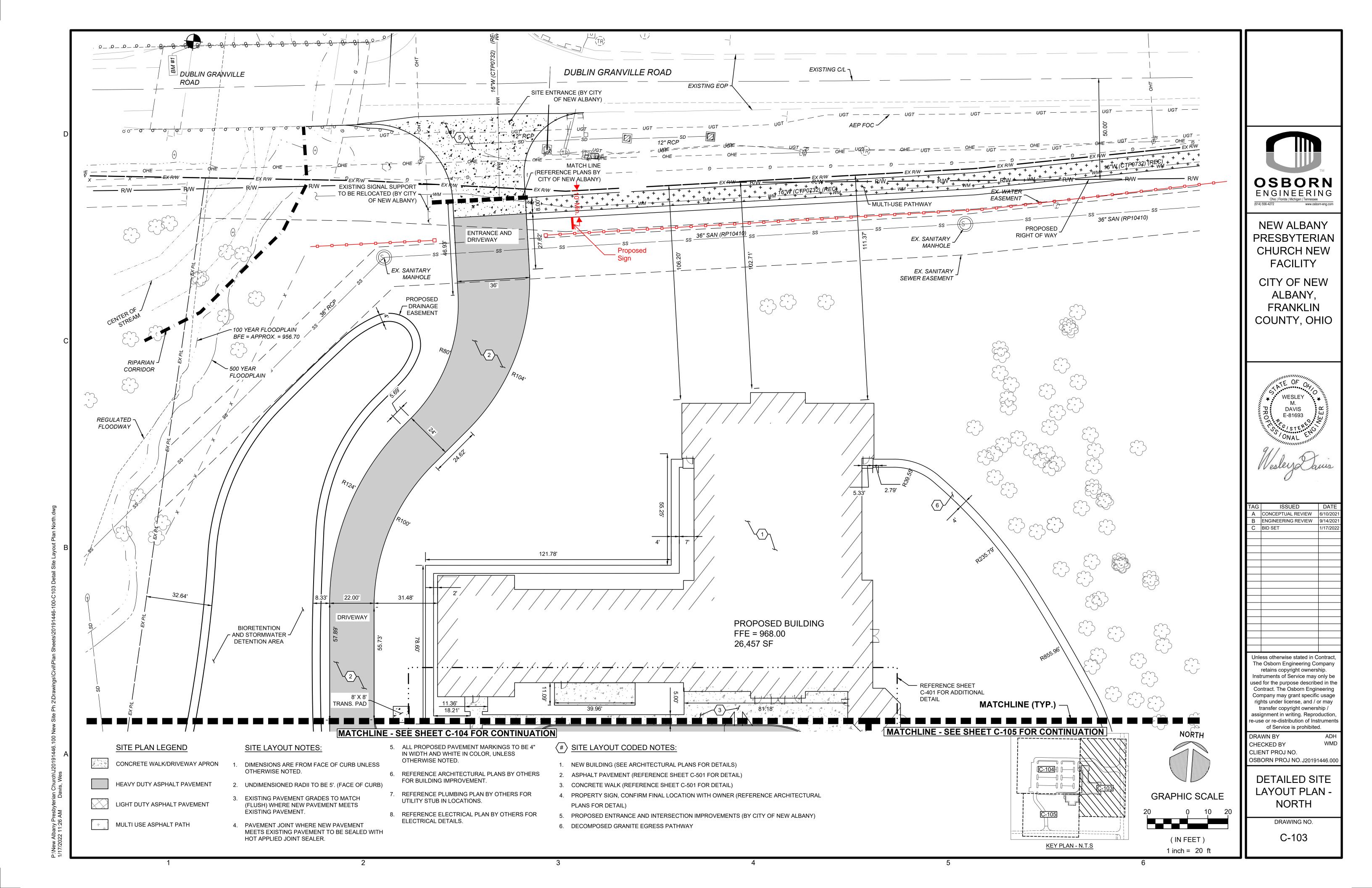
LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

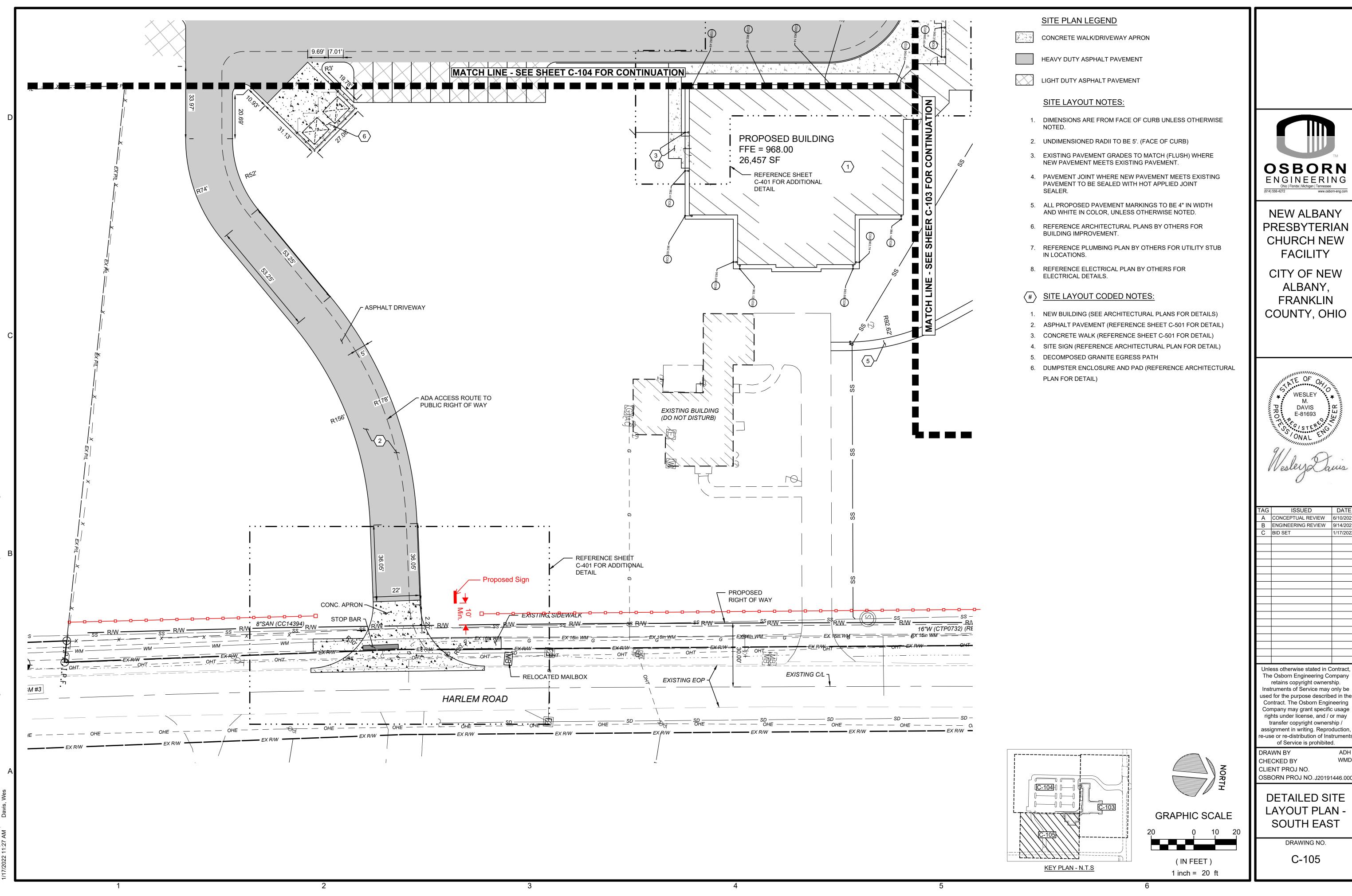
AMBIENT TEMPERATURE		LUMEN MULTIPLIER	
0°C	32°F	1.02	
10°C 50°F		1.01	
20°C	68°F	1.00	
25°C	77°F	1.00	
30°C	86°F	1.00	
40°C	104°F	0.99	
50°C	122°F	0.98	

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

PHOTOMETRICS For additional photometric information and IES downloads, visit our web site at www.hubbelloutdoor.com



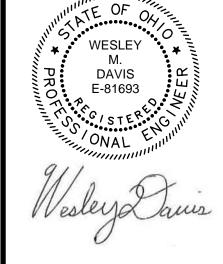




OSBORN ENGINEERING

NEW ALBANY PRESBYTERIAN CHURCH NEW FACILITY

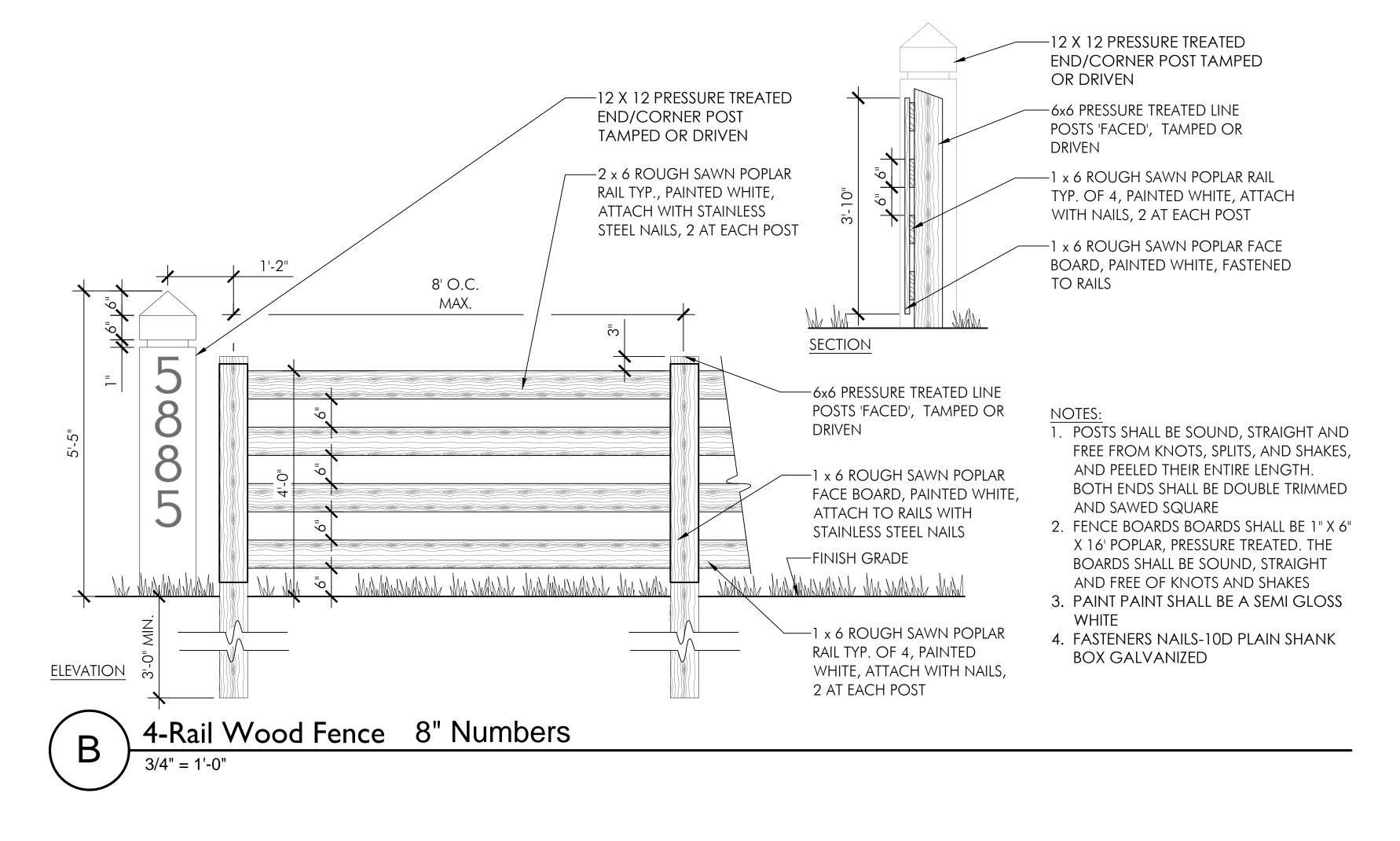
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO



$^{\wedge}$	CONCEPTUAL REVIEW	0/10/202
В	ENGINEERING REVIEW	9/14/202
С	BID SET	1/17/202
	ess otherwise stated in C e Osborn Engineering Co retains copyright owners	mpany

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DETAILED SITE LAYOUT PLAN -SOUTH EAST



Project Name

New Albany Presbyterian Church

New Albany, Ohio



Prepared For

M+A Architects 775 Yard Street, 325 Columbus, OH 43212

Sheet Title

SITE DETAILS

Sheet #

SD1.0



WESTCOTT NO CONTRACTOR

WESTCOTT NO OF 192



Architectural Review Board Staff Report November 13, 2023 Meeting

CERTIFICATE OF APPROPRIATENESS – PROJECTING SIGN 24 E MAIN STREET

LOCATION: 24 E Main Street (PID: 222-000043)
APPLICANT: Maletz Architects, c/o Richie Hughes

REQUEST: Certificate of Appropriateness

ZONING: Urban Center District within the Historic Core Sub-District

STRATEGIC PLAN: Village Center APPLICATION: ARB-100-2023

Review based on: Application materials received on October 12, 2023 and October 25, 2023.

Staff report prepared by Chelsea Nichols, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness to allow one projecting sign to be installed at 24 East Main Street, which is a new restaurant. The sign is proposed to be installed on the building face along East Main Street, which contains the front entrance to the restaurant.

II. SITE DESCRIPTION & USE

The site is zoned UCD, Urban Center District, within the Historic Core Sub-district. According to the Franklin County Auditor, the building was originally constructed in 1910, renovated in 1978, and is .20+/- acres in size. The previous tenants of this property were Wayside Floral and Griffin's Floral. On January 10, 2022, the ARB approved a Certificate of Appropriateness (ARB-135-2021) allowing several exterior building and site modifications for this property. The site is under active construction.

III. EVALUATION

Certificate of Appropriateness:

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriatenesss issued by the Architectural Review Board. No environmental change shall be made to any property within the Village of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section 1157.07 **Design Appropriateness and 1169 City Sign Regulations**, the modifications to the building and site should be evaluated on these criteria:

- 1. The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.
 - Per the city's sign code section 1169.14(a) each building or structure in the Historic Core subdistrict shall be allowed three (3) sign types including, but not limited to, projecting, awning and wall signs. The applicant is proposing to install one projecting sign with the following dimensions.

Projecting Sign

- City sign code Chapter 1169.16(h) allows one projecting sign per business entrance.
 - a. Area: 5.98 sq. ft. [meets code].
 - b. Location: Near the front entrance to the building [meets code].
 - c. Lighting: External [meets code].
 - d. Relief: 2 inches [meets code]
 - e. Colors: gold, black and gray (total of 3) [meets code].
 - f. Maximum projection: Exact measurement not provided but appears to be less than 5 feet [meets code]
 - g. Minimum clearance: Exact measurement not provided but appears to be greater than 8 feet clear of sidewalk [meets code]
- The sign currently reads "24 Main" on the top and "Bar & Kitchen" on the bottom. The applicant indicates that the logo is for placement only and not a suggested logo.
- The sign panel is made out of MDO which is a permitted sign material.
- 2. The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.
 - The proposed sign is an appropriate sign-type for this tenant space.
- 3. The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.
 - The sign appears to be positioned in a suitable location and does not block any architectural features.
- 4. All buildings, structures and sites shall be recognized as products of their own time.
 - The building is a product of its own time and as such should utilize signs appropriate to its scale and style, while considering its surroundings. The proposed sign is designed and scaled appropriately for this tenant space.
- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.
 - Not Applicable
- 6. The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.
 - Not Applicable
- 7. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.
 - It does not appear that the sign affects the original structure, if removed or altered in the future.

IV. SUMMARY

The proposed projecting sign appears to be consistent with the architectural character of the site, as well as the overall Village Center, and is appropriate for this space.

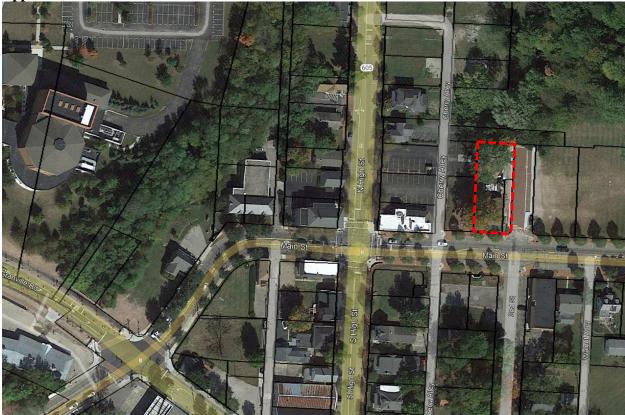
V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-100-2023:

Move to approve Certificate of Appropriateness for application ARB-100-2023 (conditions of approval may be added).

Approximate Site Location:



Source: Google Earth



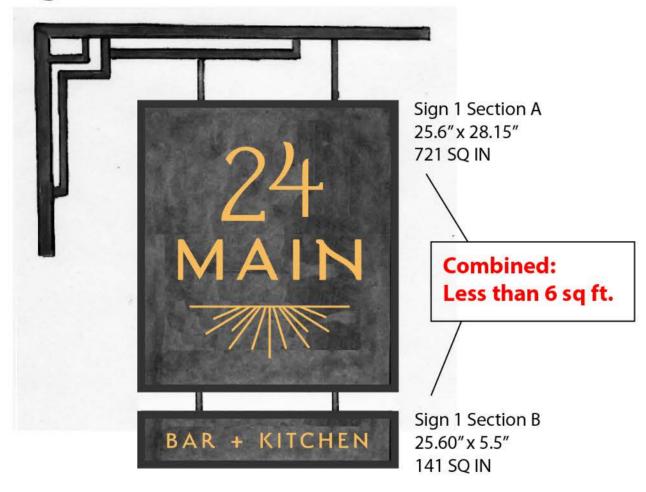
Community Development Department Planning Application

Case #	
Board	
Mtg. Date	

		A
	Site Address 24 E Main	St New Albany, Ohio 43054
	Parcel Numbers	
	Acres	# of lots created
	Choose Application Type	Circle all Details that Apply
Project Information	☐ Appeal	Preliminary Final Comprehensive Amendment Preliminary Final Combination Split Adjustment Easement Street Amendment (rezoning) Text Modification
	Description of Request: Res	tauraunt sign approval for 24 Ma
Contacts	Property Owner's Name: Lance Address: 390 Willet A City, State, Zip: Maples Phone number: Lance Email: Lance Lance	FL 34108 8 1499 Fax: 6148679275
Cont	Address: City, State, Zip: Phone number: Email: New All 7140 973	
Signature	application. The Owner/Applicant,	of New Albany representatives are essential to process this , as signed below, hereby authorizes Village of New Albany pointed and elected officials to visit, photograph and post a n this application. I certify that the information here within true, correct and complete.
Sig	Signature of Owner Signature of Applicant	Date: 10/9/23 Date: 19/6/23

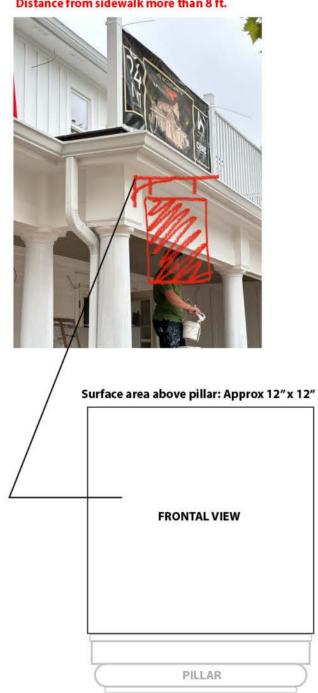
PAGE 1

Sign



Location

Distance from sidewalk more than 8 ft.



Lighting & Placement



Distance from sidewalk more than 8 ft.

LIGHTING WILL BE LESS THAN FIVE FEET PROJECTION

Low profile mounted on siding above pillars (see photo above for placement detail)







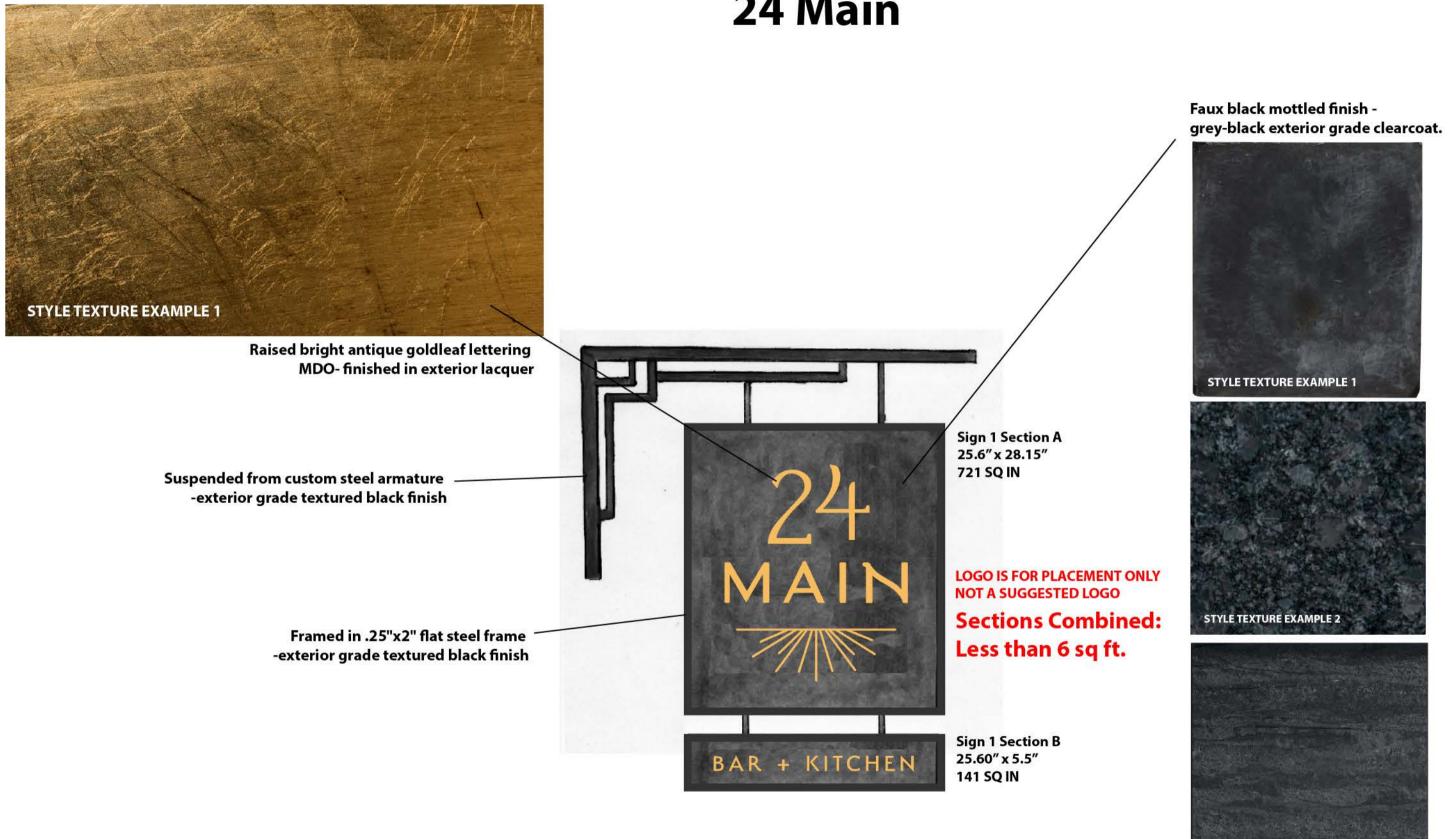
2x VOLT® Nano Integrated LED Brass Spotlight

Solid brass construction for a lifetime of durability 85 lumens of light output 2700K color temperature (warm white) White low profile wires will be conceal mounted and matched into white corner trim & alongside white gutter

PAGE 2

EXTERNAL SIGN DETAILS 24 Main

STYLE TEXTURE EXAMPLE 3





Architectural Review Board Staff Report November 13, 2023 Meeting

CERTIFICATE OF APPROPRIATENESS LE REVE CHATEAU

LOCATION: 31 North High Street (PID: 222-000101) APPLICANT: American Sign Studio c/o Margie Hegg

REQUEST: Certificate of Appropriateness

ZONING: Urban Center District within the Historic Core Sub-District

STRATEGIC PLAN: Village Center APPLICATION: ARB-103-2023

Review based on: Application materials received on October 12, 2023.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness to allow a projecting sign, wall sign and window sign to be installed at 31 North High Street for Le Reve Chateau.

II. SITE DESCRIPTION & USE

The site is zoned UCD Urban Center District, within the Historic Core Sub-district. According to the Franklin County Auditor, the building on the site was originally constructed in 1900 and renovated in 2014. The building was previously occupied by the New Albany Academy.

III. EVALUATION

Certificate of Appropriateness:

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriatenesss issued by the Architectural Review Board. No environmental change shall be made to any property within the Village of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section 1157.07 **Design Appropriateness and 1169 City Sign Regulations**, the modifications to the building and site should be evaluated on these criteria:

- 1. The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.
 - Per city sign code section 1169.14(a), each building or structure in the Historic Core sub-district shall be allowed three (3) sign types including but not limited to projecting, awning and window signs. The applicant proposes to install a projecting sign, wall sign and window sign with the following dimensions.

Projecting Sign

- City sign code chapter 1169.16(a) allows one projecting sign per business entrance. The applicant proposes to install a projecting sign, using an existing sign arm, with the following dimensions:
 - a. Area: 5.64 sq. ft. square feet [meets code].
 - b. Projection: 36 inches [meets code].
 - c. Clearance: 8 feet [meets code]
 - d. Relief: 1 inch [meets code].
 - e. Location: Installed with an existing sign bracket on the High Street elevation adjacent to a business entrance [meets code].
 - f. Lighting: No lighting proposed [meets code].
 - g. Colors: red and white (total of 2) [meets code].
 - The sign features the Eiffel Tower and reads "Le Reve Chateau".
 - The sign panels are made out of PVC, with acrylic text which are permitted sign materials.

Wall Sign

- City sign code chapter 1169.16(d) allows one wall sign per business entrance. The applicant proposes to install a wall sign with the following dimensions:
 - a. Area: 10 square feet [meets code].
 - b. Location: the sign is proposed to be installed on the High Street elevation of building. [meets code].
 - c. Lighting: No lighting proposed [meets code].
 - d. Relief: one inch [meets code].
 - e. Colors: red and white (total of 2) [meets code].
 - f. Lettering Height: less than 24" [meets code]
 - The sign reads "Salon Spa Blowout Makeup".
 - The sign panels are made out of PVC, with acrylic text which are permitted sign materials.

Window Sign

- City sign code chapter 1169.16(e) allows one window sign to be installed on up to three windows. The applicant proposes to install one window sign with the following dimensions:
 - a. Sign Dimensions: 12.375" x 8.979" [meets code].
 - b. Window Dimensions: 35" x 21.25"
 - c. Percentage of Window Area: 14.91% (.77/5.16 sq ft) [meets code]
 - d. Locations: placed on the front door window
 - e. Lighting: None [meets code].
 - f. Material: Vinyl [meets code].
 - g. Colors: White (total of one) [meets code].
 - The sign features the Eiffel Tower, reads "Le Reve Chateau" and includes the business contact information.
- 2. The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.
 - The proposed sign types are appropriate for this location. Using multiple sign types adds a variety of character and visual interest to the Village Center.

- 3. The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.
 - All three of the signs are in suitable locations on the building and do not block any architectural features.
- 4. All buildings, structures and sites shall be recognized as products of their own time.
 - The building is a product of its own time and as such should utilize signs appropriate to its scale and style, while considering its surroundings. The proposed signs are designed and scaled appropriately for this building.
- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.
 - Not Applicable
- 6. The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.
 - Not Applicable
- 7. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.
 - It does not appear that the signs would affect the original structure, if removed or altered in the future.

IV. SUMMARY

The proposed signs are appropriately designed and located on the building. The use of multiple sign types in the Village Center adds character and visual interest along High Street.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-103-2023:

Move to approve Certificate of Appropriateness for application ARB-103-2023 (conditions of approval may be added).

Approximate Site Location:



Source: NearMap

Permit #	
Board	
Mtg. Date	



Community Development Planning Application

	Site Address 31 North	High Street	
	Parcel Numbers		222-000101
	Acres	# of lots created	
	Choose Application Type	Circle	all Details that Apply
Project Information	Description of Request.	acket and cha oble sided PVC	saddress. 1 to insand replace the sign, 2 new sign
Contacts	Property Owner's Name: Address: 390 Villet Ave City, State, Zip: 100 Ps Phone number: 100 Ps Email: 100 Ps Applicant's Name: 100 A Lake City, State, Zip: 100 A Lake City, State, Zip: 100 A Lake Phone number: 100 Ps Phone number: 100 Ps	L 34 108 -1999 Einhite, con gié Hegg Pres evieur Plaza	Blue Horseshoe Vartner Fax: 1, 148679275 Sickent, American Sign Stud 13085 Fax:
Signature	Site visits to the property by City of Nev The Owner/Applicant, as signed below, employees and appointed and elected of described in this application. I certify the true, correct and complete. Signature of Owner Signature of Applicant	hereby authorizes Village ficials to visit, photograph	of New Albany representatives, and post a notice on the property

EXPERTS AT VISUAL BRANDING

CLIENT:



PROJECT NAME:

Exterior Building Signs

PROJECT LOCATION:

31 North High Street, New Albany, OH, 43054

SALES CONTACT:

Margie Hegg · 614.410.5354 margie@americansignstudio.com

.75" Depth Double Sided PVC Sign with Square Corners and Printed and Laminated Vinyl Graphics. Pantone 187C and White

.25" Dimensional White Acrylic Logo and Text

Hung from Existing Sign Bracket and Chains 5.64 Sq. Ft.

.75" Depth Single Sided PVC Sign with Square Corners and Printed and Laminated Vinyl Graphics. Pantone 187C and White

.25" Dimensional White Acrylic Text Mounted to Wall Above Front Windows with Approved Screws 10 Sq. Ft.

PLEASE CHECK YOUR PROOF CAREFULLY

Before giving approval, please check your proof carefully, verifying all information such as spelling, measurements, punctuation, numbers, and graphics. The final verification for accuracy of all information is your responsibility.

Production will begin on the date approval is received.

Please be aware that a monitor displays RGB color, while print uses CMYK. Colors will vary slightly due to media, screen calibration, lighting and other atmospheric conditions.

EXISTING



PROPOSED



EXPERTS AT VISUAL BRANDING

CLIENT:



PROJECT NAME:

Exterior Projecting Sign

PROJECT LOCATION:

31 North High Street, New Albany, OH, 43054

SALES CONTACT:

Margie Hegg · 614.410.5354 margie@americansignstudio.com

.75" Depth Double Sided PVC Sign with Square Corners and Printed and Laminated Vinyl Graphics. Pantone 187C and White

.25" Dimensional White Acrylic Logo and Text

Hung from Existing Sign Bracket and Chains

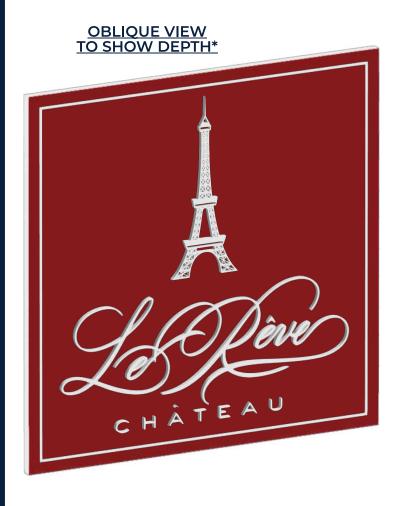
5.64 Sq. Ft.

PLEASE CHECK YOUR PROOF CAREFULLY

Before giving approval, please check your proof carefully, verifying all information such as spelling, measurements, punctuation, numbers, and graphics. The final verification for accuracy of all information is your responsibility.

Production will begin on the date approval is received.

Please be aware that a monitor displays RGB color, while print uses CMYK. Colors will vary slightly due to media, screen calibration, lighting and other atmospheric conditions. 29"



*Depth Enhanced to Show Detail



Ver.: 4 Date: 10/11/2023

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EXPERTS AT VISUAL BRANDING

CLIENT:



PROJECT NAME:

Exterior Wall Sign

PROJECT LOCATION:

31 North High Street, New Albany, OH, 43054

SALES CONTACT:

Margie Hegg · 614.410.5354 margie@americansignstudio.com

.75" Depth Single Sided PVC Sign with Square Corners and Printed and Laminated Vinyl Graphics. Pantone 187C and White .25" Dimensional White Acrylic Text

Mounted to Wall Above Front Windows with Approved Screws
10 Sq. Ft.

PLEASE CHECK YOUR PROOF CAREFULLY

Before giving approval, please check your proof carefully, verifying all information such as spelling, measurements, punctuation, numbers, and graphics. The final verification for accuracy of all information is your responsibility.

Production will begin on the date approval is received.

Please be aware that a monitor displays RGB color, while print uses CMYK. Colors will vary slightly due to media, screen calibration, lighting and other atmospheric conditions. 120"

SALON • SPA • BLOWOUT • MAKEUP

SALON • SPA • BLOWOUT • MAKEUP

*Depth Enhanced to Show Detail

Ver.: 4 Date: 10/11/2023

All drawings that appear herein express a design intent only and are not intended for actual fabrication.

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EXPERTS AT VISUAL BRANDING

CLIENT:



PROJECT NAME:

Exterior Wall Sign

PROJECT LOCATION:

31 North High Street, New Albany, OH, 43054

SALES CONTACT:

Margie Hegg · 614.410.5354 margie@americansignstudio.com

Width of Bracket is 36" Bottom of Sign to Ramp Clearance is 96" Bottom of Sign to Sidewalk Level is 109"

PLEASE CHECK YOUR PROOF CAREFULLY

Before giving approval, please check your proof carefully, verifying all information such as spelling, measurements, punctuation, numbers, and graphics. The final verification for accuracy of all information is your responsibility.

Production will begin on the date approval is received.

Please be aware that a monitor displays RGB color, while print uses CMYK. Colors will vary slightly due to media, screen calibration, lighting and other atmospheric conditions.



EXPERTS AT VISUAL BRANDING

CLIENT:



PROJECT NAME:

Exterior Door Lettering

PROJECT LOCATION:

31 North High Street, New Albany, OH, 43054

SALES CONTACT:

Margie Hegg · 614.410.5354 margie@americansignstudio.com

Cut White Vinyl Logo and Text

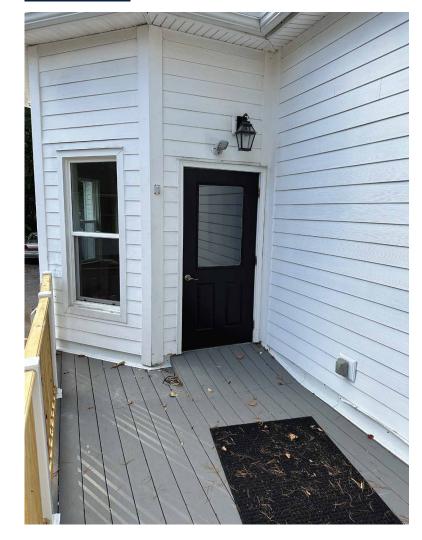
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EXISTING



PROPOSED



EXPERTS AT VISUAL BRANDING

CLIENT:



PROJECT NAME:

Exterior Door Lettering

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Cut White Vinyl Logo and Text

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Please be aware that a monitor displays RGB color, while print uses CMYK. Colors will vary slightly due to media, screen calibration, lighting and other atmospheric conditions. 21.25"

Door Glass Measurement is 21.25"x35" 743.75 Square Inches

Graphic Measurement is 8.979" x 12.375" 111.12 Square Inches



35"

EXPERTS AT VISUAL BRANDING

CLIENT:



PROJECT NAME:

Exterior Building Signs

PROJECT LOCATION:

31 North High Street, New Albany, OH, 43054

SALES CONTACT:

Margie Hegg · 614.410.5354 margie@americansignstudio.com

.75" Depth Double Sided PVC Sign with Square Corners and Printed and Laminated Vinyl Graphics. Pantone 187C and White

.25" Dimensional White Acrylic Logo and Text

Hung from Existing Sign Bracket and Chains 5.84 Sq. Ft.

.75" Depth Single Sided PVC Sign with Square Corners and Printed and Laminated Vinyl Graphics. Pantone 187C

.25" Dimensional White Acrylic Text Mounted to Wall Above Front Windows with Approved Screws 10 Sq. Ft.

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OWNER

BLUE HORSESHOE PARTNERS LLC

390 WILLET AVEATTN LANCE WHITE Owner Mailing/ Contact Address

NAPLES, FL 34108-2104

31-41 N HIGH ST Site (Property) Address

Legal Description HIGH ST 35FT FRT NS

X 100 FT OF 17 & 10 FT S S OF 18 17-18

Calculated Acres .11 Legal Acres

Tax Bill Mailing View or Change on the Treasurer's Website

If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive

your tax bill and other important mailings.

Parcel Permalink https://audr-apps.franklincountyohio.gov/redir/Link/Parcel

/222-000101-00

eAlerts

The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.

Tools View Google Map

Print Parcel Summary

MOST RECENT TRANSFER

Transfer Date JUN-04-2014 Transfer Price \$250,000 Instrument Type GW Parcel Count

Parcel ID: 222-000101-00 Map Routing: 222-N050 -022-00 BLUE HORSESHOE PARTNERS LLC 31-41 N HIGH ST

LAND CHARACTERISTICS

Lot Type	Act Front	Eff Front	Eff Depth	Acres	
G1-GROSS				.11	
G1-GROSS					

SITE CHARACTERISTICS

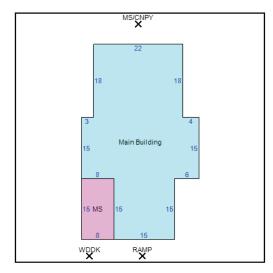
Property Status

Best Use Class	C - COMMERCIAL
Neighborhood	X5100000
Elevation	Street Level
Terrain	Flat
Street / Road	Paved
Traffic	Heavy
Utilities 1	6 - Public Utilities Available
Utilities 2	-
Utilities 3	-
Irregular Shape	No

Developed

Excess Frontage No Sidewalk Corner Lot No Wooded Lot No Waterfront No

Parcel ID: 222-000101-00 Map Routing: 222-N050 -022-00 BLUE HORSESHOE PARTNERS LLC 31-41 N HIGH ST



Options (

Type I	ine#	Item	Ares
Dwelling	0	Main Building	1,056
Dwelling	1	MS - 43:MASONRY STOOP	120
Dwelling	2	MS/CNPY - 43/39:MASONRY STOOP/CANOPY	16
Dwelling	3	WDDK - 38:WOOD DECK	30
Dwelling	4	RAMP - 72:RAMP	80
Outbuilding	1	PAVING ASP - PA1:PAVING ASPHALT	2,100
Outbuilding	2	TBV - TBV:TOTAL BLDG VALUE	111,800
Outbuilding	3	TX PRT - TXP:TAXABLE PART	81,700
Outbuilding	4	TIF PRT - TIF:TIF PART	30,100



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.75" Depth Double Sided PVC Sign with Square Corners and Printed and Laminated Vinyl Graphics. Pantone 187C and White

.25" Dimensional White Acrylic Logo and Text

Hung from Existing Sign Bracket and Chains 5.64 Sq. Ft.

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.25" Dimensional White Acrylic Text Mounted to Wall Above Front Windows with Approved Screws 10 Sq. Ft.

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SALON • SPA • BLOWOUT • MAKEUP



